WARRANTY DEED

Karen Johnson Davidson County
Batch# 1140846 DEEDWARR
05/30/2024 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20240530-0039997

REBECCA SHULKIS NOTARY PUBLIC TENNESSEE My Comm Exp 11/19/2025 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2024 .

Notary Public

MY COMMISSION EXPIRES: 11/19/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christina Hazelton William Hazelton John Cunningham	NEW OWNER	075-00-0-054.03
(NAME) 4181 Andrew Jackson Parkway	(NAME)	075-00-0-054.02
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Cheryl Tatum, Brian A. Tatum and Kenneth E. Tatum,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Cunningham and William Hazelton and Christina Hazelton all as joint tenants,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a Parcel of Land located in the 4th Civil District of Davidson County, Tennessee, being all of Tract 1 and Tract 2 as described in the parent deed, and being more particularly described as follows:

Beginning at a new iron rod, the Northwest Corner of the herein described Parcel, a point being 30 Feet from the Centerline of Andrew Jackson Parkway and at the back of an existing sidewalk, and being common corner with HWANG, MING HSIEN, as evidence in Book 7542, Page 9, in the Register's Office of Davidson County, Tennessee;

Thence, N 80°48'26" E, 620.86 Feet to an old 5/8" iron rod, said lying in the rear of Lot 44 of Phase Two Heritage Meadows, a plat as recorded in Book 9700, Page 525, in the Register's Office of Davidson County, Tennessee;

Thence, S 13°57'21" E, 159.26 Feet to an old ½" Iron Rod, the Northeast corner of Tract 2 of the parent tract;

Thence, S 13°57'21" E, 102.57 Feet to a point in the center of Stoners Creek, and a common boundary as the creek meanders generally with the plat as recorded to Phase One, Stoners Glen as recorded in Instrument Number 20000526-0052598 in the Register's Office of Davidson County, Tennessee;

Thence with the creek as it meanders generally the following calls: Thence, S 62°44'41" W, 328.78 Feet; Thence, S 26°54'41" W, 288.00 Feet; Thence, S 33°10'33" W, 24.89 Feet to a point as described by a Rights-of-way take as described in Book 7404, Page 564, I n the Register's Office of Davidson County, Tennessee;

Thence, with said Rights-of-Way, N 23°57'43" W, 15.78 Feet; Thence, N 54°55'33" W, 58.31 Feet to a new iron rod defining the Right-of Way of said Andrew Jackson Parkway, said Rights-of-way being 40 feet from centerline;

Thence, with said Rights of way N 23°57'33" W, 179.61 Feet;

Thence, with a curve turning to the right as measured from centerline with a with an arc length of 39.31 Feet, with a radius of 1302.83 Feet, with a chord bearing of N 23°05'42" W, with a chord length of 39.31 Feet to a new iron rod;

Thence, S 67°39'30" W, 10.00 Feet to the back of an existing sidewalk;

Thence, continuing with the Right-of-way generally with the back of sidewalk, with a curve turning to the right with an arc length of 351.01 Feet, with a radius of 1312.83 feet, with a chord bearing of N 14°34'19" W, with a chord length of 349.96 Feet which is the point of beginning, and having an area of 249, 563 Square Feet or 5.73 Acres.

Being the same property conveyed to Frank Tatum by Deed from Jimmy G. Sanders, dated 11/23/1966, of record in Book 4080, Page 551, Register's Office for Davidson County, Tennessee.

The said Frank Tatum died on 01/30/1998, leaving the said Edna Mae Tatum the sole surviving tenant by the entirety.

The said Edna Mae Tatum died testate on 11/06/2023, devising subject property to Brian A. Tatum, William R. Tatum, and Kenneth E. Tatum, as evidenced in Deed Instrument No. 202007300083930, and in File No. 20P-283, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Brian A. Tatum, William R. Tatum, and Kenneth E. Tatum by Executor's Quit Claim Deed from Brian A. Tatum and William R. Tatum, the Personal Representatives for the Estate of Edna Mae Tatum, dated 06/16/2020, of record in Instrument 202007300083930, Register's Office for Davidson County, Tennessee.

The said William Randall Tatum died on 11/06/2023, leaving the said Cheryl Kay Sharp Tatum the sole surviving tenant by the entirety.

Being the same property conveyed to Cheryl Tatum, Brian A. Tatum and Kenneth E. Tatum by Executor's Deed from Cheryl Tatum, as Personal Representative for the Estate of William Randall Tatum, dated 03/04/2024, of record in Instrument 202403070015893, Register's Office for Davidson County, Tennessee.

For the purposes of this transaction, the said Cheryl Tatum is one and the same and also known as Cheryl Sharp Tatum and Cheryl Kay Sharp Tatum.

This conveyance is subject to: Covenants, conditions, easements and restrictions recorded in of record in Book 3827, Page 810, Easement including terms and conditions thereof as recorded in Book 6838, Page 498, easement including terms and conditions thereof as recorded in Book 7404, Page 564, Easement including terms and conditions thereof as recorded in Book 9820, Page 924, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4181 Andrew Jackson Parkway, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 9th day of May, 2024 .

Cheryl Tatum

Brian A. Tatum

Kenneth E. Tatum

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cheryl Tatum, Brian A. Tatum and Kenneth E. Tatum**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of May, 2024.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 2272833
Warranty Deed TN

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/9/2024.

Affiant Signature – Joshua A. Terry

5/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/30/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON